



AGENDA
CUYAHOGA COUNTY COMMUNITY DEVELOPMENT & HOUSING
COMMITTEE MEETING
MONDAY, MARCH 3, 2025
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
9:30 AM

Committee Members:

Michael J. Houser, Sr., Chair – District 10
Pernel Jones Jr., Vice Chair – District 8
Patrick Kelly - District 1
Robert E. Schleper, Jr. - District 6
Sunny M. Simon - District 11

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT**
- 4. APPROVAL OF MINUTES FROM THE FEBRUARY 3, 2025 MEETING** [See Page 4]
- 5. MATTERS REFERRED TO COMMITTEE**
 - a) R2025-0077: A Resolution amending Resolution No. R2024-0375, dated 11/12/2024, which authorized Affordable Housing Loans to various organizations in the total amount not-to-exceed \$4,550,000.00 for the Affordable Housing Gap Financing Program, to convert the \$200,000.00 Affordable Housing Loan for Lutheran Metropolitan Ministry to a grant; and declaring the necessity that this Resolution become immediately effective: [See Page 7]

Original Organizations:

- 1) **Lutheran Metropolitan Ministry in the amount not-to-exceed \$200,000.00 for construction of (4) new, affordable, energy-efficient, permanent housing units for people experiencing homelessness in the City of Cleveland;**
- 2) 2804 Moreland, LLC in the amount not-to-exceed \$450,000.00 for rehabilitation of a vacant residential building, located at 2804 Moreland Boulevard, City of Cleveland, to create 23 units of affordable housing;
- 3) CHN Housing Partners in the amount not-to-exceed \$450,000.00 for the construction of (40) affordable housing units for low to moderate-income persons, with an emphasis on single parents seeking higher education;
- 4) Cuyahoga Land Bank in the amount-to-exceed \$1,500,000.00 to provide matching grants for housing and rehabilitation; and matching grants for the construction of (2) (5) new homes in the City of East Cleveland;
- 5) Emerald Development and Economic Network, Inc., in the amount not-to- exceed \$450,000.00 for the redevelopment and rehabilitation of (1) existing building and the creation of new affordable housing units for EDEN Expansion Phase II Project;
- 6) Emerald Development and Economic Network, Inc., in the amount not-to- exceed \$450,000.00 for the redevelopment and rehabilitation of (2) existing building and the creation of (6) new, affordable rental housing units, located on Madison Avenue and Lorain Avenue in the City of Cleveland;

7) Northwest Neighborhoods CDC in the amount not-to-exceed \$450,000.00 for the creation of (51) affordable rental housing units for seniors for The Karam Senior Living Project.

- b) R2025-0082: A Resolution awarding a Community Development Grant award in the amount not-to-exceed \$300,000 to JSAACC, LLC., for the creation of the Africa Town Plaza Art and Cultural Center located at the former YMCA Cedar Branch, 7515 Cedar Avenue, Cleveland, Ohio 44103; authorizing the County Executive to execute the grant agreement and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective. [See Page 13]
- c) O2025-0001: An Ordinance amending Section 714.02(E) of the Cuyahoga County Code to prioritize municipal corporations and townships in Cuyahoga County when evaluating applications to the Cuyahoga County Community Development Supplemental Grant ("CDSG") Program. [See Page 16]

6. MISCELLANEOUS BUSINESS

7. ADJOURNMENT

**Complimentary parking for the public is available in the attached garage at 900 Prospect. A skywalk extends from the garage to provide additional entry to the Council Chambers from the 5th floor parking level of the garage. Please see the Clerk to obtain a complimentary parking pass.*

***Council Chambers is equipped with a hearing assistance system. If needed, please see the Clerk to obtain a receiver.*



MINUTES

CUYAHOGA COUNTY COMMUNITY DEVELOPMENT
COMMITTEE MEETING
MONDAY, FEBRUARY 3, 2025
CUYAHOGA COUNTY ADMINISTRATIVE HEADQUARTERS
C. ELLEN CONNALLY COUNCIL CHAMBERS – 4TH FLOOR
9:30 AM

1. CALL TO ORDER

Chair Houser called the meeting to order at 9:31 a.m.

2. ROLL CALL

Mr. Houser asked Assistant Deputy Clerk Georgakopoulos to call the roll. Committee members Houser, Kelly and Schleper were in attendance and a quorum was determined. Committee members Jones and Simon were absent.

3. PUBLIC COMMENT

There were no public comments given.

4. APPROVAL OF MINUTES FROM THE JANUARY 23, 2025 MEETING

A motion was made by Mr. Schleper, seconded by Mr. Kelly, and approved by unanimous vote to approve the minutes from the January 23, 2025 meeting.

5. MATTERS REFERRED TO COMMITTEE

- a) R2025-0038: A Resolution authorizing an Emergency Rental Assistance 2 Loan and Federal HOME Investment Partnership Loan to Warner and Swasey, LLC, or their designee, in the amount not-to-exceed \$3,350,000.00 for construction of 140 units for mixed-use, mixed-income, mixed-population, historic adaptive-reuse of the former Warner and Swasey Manufacturing Plant, located in the City of Cleveland; authorizing the County Executive and/or Director of Housing and Community

Development to execute all documents consistent with said loan and this Resolution; and declaring the necessity that this Resolution become immediately effective.

Ms. Sara Parks Jackson, Director of the Department of Housing and Community Development; and Mr. Geoffrey Milz, Director of Development for Pennrose, LLC, addressed the Committee regarding Resolution No. R2025-0038. Discussion ensued.

Committee members asked questions of Ms. Parks Jackson and Mr. Milz pertaining to the item, which they answered accordingly.

On a motion by Mr. Schleper with a second by Mr. Kelly, Resolution No. R2025-0038 was considered and approved by unanimous vote to be referred to the full Council agenda for passage under second reading suspension of the rules.

- b) R2025-0065: A Resolution amending Resolution No. R2022-0405, dated 12/6/2022, which authorized Cuyahoga County Match Funding Forgivable loans to various organizations in the total amount not-to-exceed \$5,000,000.00 for various projects in connection with the State of Ohio, Brownfield Remediation Funding Match Program for the period 12/1/2022 – 11/30/2025, by extending the sunset date for Warner & Swasey to 11/30/2025; and declaring the necessity that this Resolution become immediately effective.

Mr. Anthony Stella, Economic Development Administrator for the Department of Development, addressed the Committee regarding Resolution No. R2025-0065. Discussion ensued.

Committee members asked questions of Mr. Stella pertaining to the item, which he answered accordingly.

On a motion by Mr. Kelly with a second by Mr. Schleper, Resolution No. R2025-0065 was considered and approved by unanimous vote to be referred to the full Council agenda for passage under second reading suspension of the rules.

- c) O2025-0001: An Ordinance amending Section 714.02(E) of the Cuyahoga County Code to prioritize municipal corporations and townships in Cuyahoga County when evaluating applications to the Cuyahoga County Community Development Supplemental Grant (“CDSG”) Program.

There was no legislative action taken on Ordinance No. O2025-0001.

6. MISCELLANEOUS BUSINESS

There was no miscellaneous business.

7. ADJOURNMENT

On a motion by Mr. Kelly with a second by Mr. Schleper, the meeting was adjourned at 9:44 a.m., without objection.

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0077

Sponsored by: County Executive Ronayne/Department of Housing and Community Development	A Resolution amending Resolution No. R2022-0244 dated 9/13/2021, as amended by Resolution No. R2024-0375 which authorized Affordable Housing Loans to various organizations in the total amount not-to-exceed \$4,550,000.00 for the Affordable Housing Gap Financing Program, to convert the \$200,000.00 Affordable Housing Loan for Lutheran Metropolitan Ministry (item (g) in the original resolution) to a grant; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, the County Executive/Department of Housing and Community Development recommending amending Resolution No. R2022-0244 dated 9/13/2021, as amended by Resolution No. R2024-0375, to convert the \$200,000.00 Affordable Housing Loan for Lutheran Metropolitan Ministry (item (g) in the original resolution) to a grant.

WHEREAS, the primary goal of the loans is to support affordable housing projects; and

WHEREAS, the project is funded 100% Federal HOME Investment Partnership funds; and

WHEREAS, it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. That the Cuyahoga County Council hereby amends Resolution No. R2022-0244 dated 9/13/2021, as amended by Resolution No. R2024-0375 to convert the \$200,000.00 Affordable Housing Loan for Lutheran Metropolitan Ministry (item (g) in the original resolution) to a grant.

SECTION 2. It is necessary that this Resolution become immediately effective for the usual daily operation of the County and the reasons set forth in the

preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 3. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: February 11, 2025

Committee(s) Assigned: Community Development & Housing

Journal _____

_____, 20__

PURCHASE-RELATED TRANSACTIONS

Title	Department of Housing and Community Development/ RQ 9636 – Affordable Housing Program / Lutheran Metropolitan Ministry / Amendment to R2022-0244
Department or Agency Name	Housing and Community Development
Requested Action	<input type="checkbox"/> Contract <input type="checkbox"/> Agreement <input type="checkbox"/> Lease <input checked="" type="checkbox"/> Amendment <input type="checkbox"/> Revenue Generating <input type="checkbox"/> Purchase Order <input type="checkbox"/> Other (please specify):

Original (O)/ Amendment (A-#)	Contract No. (If PO, list PO#)	Vendor Name	Time Period	Amount	Date BOC/Council Approved	Approval No.
O	pending	g - Lutheran Metropolitan Ministry		\$200,000.00	9/13/2022 11/12/2024	R2022-0244 R2024-0375

Service/Item Description (include quantity if applicable).

The Department of Housing and Community Development is seeking to amend the previously approved HOME Loan to Lutheran Metropolitan Ministry resolution(s). The Department is requesting that item (g) for Lutheran Metropolitan Ministry in R2022-0244 be changed from a Loan to a Grant.

Indicate whether: ☒ **New service/purchase** ☐ **Existing service/purchase** ☐ **Replacement for an existing service/purchase** (provide details in Service/Item Description section above)

For purchases of furniture, computers, vehicles: ☐ **Additional** ☐ **Replacement**
Age of items being replaced: _____ **How will replaced items be disposed of?** _____

Project Goals, Outcomes or Purpose (list 3):

Lutheran Metropolitan Ministry is proposing a highly innovative construction solution that will provide 4 new, affordable, and energy efficient permanent housing for people experiencing homelessness.
 Lutheran Metropolitan Ministry will construct panelized, steel framed, energy neutral/positive homes in Cleveland and rent them at affordable rates to individuals leaving emergency shelter.

In the boxes below, list Vendor/Contractor, etc. Name, Street Address, City, State and Zip Code. Beside each vendor/contractor, etc. provide owner, executive director, other (specify)

Vendor Name and address:	Owner, executive director, other (specify):
Lutheran Metropolitan Ministry 4515 Superior Ave Cleveland, OH 44103	Maria Foschia President & CEO
Vendor Council District: 7	Project Council District: 7

If applicable provide the full address or list the municipality(ies) impacted by the project.	
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COMPETITIVE PROCUREMENT	NON-COMPETITIVE PROCUREMENT
RQ# <u>9636</u> (Insert RQ# for formal/informal items, as applicable) <input type="checkbox"/> RFB <input checked="" type="checkbox"/> RFP <input type="checkbox"/> RFQ <input type="checkbox"/> Informal <input checked="" type="checkbox"/> Formal Closing Date: 06/02/2022	Provide a short summary for not using competitive bid process. *See Justification for additional information.
The total value of the solicitation: \$5,000,000.00	<input type="checkbox"/> Exemption
Number of Solicitations (sent/received) 214/6	<input type="checkbox"/> State Contract, list STS number and expiration date <input type="checkbox"/> Government Coop (Joint Purchasing Program/GSA), list number and expiration date
Participation/Goals (%): (0%) DBE (0%) SBE (0%) MBE (0%) WBE. Were goals met by awarded vendor per DEI tab sheet review? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No, please explain. If no, has this gone to the Administrative Reconsideration Panel? If so, what was the outcome?	<input type="checkbox"/> Sole Source <input type="checkbox"/> Public Notice posted by Department of Purchasing. Enter # of additional responses received from posting ().
Recommended Vendor was low bidder: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No, please explain: RFP, not RFB	<input type="checkbox"/> Government Purchase <input type="checkbox"/> Alternative Procurement Process
How did pricing compare among bids received? RFP, not RFB	<input type="checkbox"/> Contract Amendment - (list original procurement) <input type="checkbox"/> Other Procurement Method, please describe:

Is Purchase/Services technology related <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No. If yes, complete section below:	
<input type="checkbox"/> Check if item on IT Standard List of approved purchase.	If item is not on IT Standard List state date of TAC approval:
Is the item ERP related? <input type="checkbox"/> No <input type="checkbox"/> Yes, answer the below questions.	
Are the purchases compatible with the new ERP system? <input type="checkbox"/> Yes <input type="checkbox"/> No, please explain.	

FUNDING SOURCE: Please provide the complete, proper name of each funding source (No acronyms). Include % for each funding source listed. 100% Federal HOME Investment Partnership funds
Is funding for this included in the approved budget? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (if "no" please explain):
List all Accounting Unit(s) upon which funds will be drawn and amounts if more than one accounting unit. HC223135 / 58750 / DV-20-HOME-PP

Payment Schedule: ☒ Invoiced ☒ Monthly ☐ Quarterly ☐ One-time ☐ Other (please explain):

Provide status of project.

Project has not begun yet.

Is contract/purchase late ☒ No ☐ Yes, In the fields below provide reason for late and timeline of late submission

Reason: Delayed due to agreement being a grant, but resolution is for a loan. Waiting for amended resolution

Timeline

Project/Procurement Start Date (date your team started working on this item):

Date documents were requested from vendor:

Date of insurance approval from risk manager:

Date Department of Law approved Contract:

Detail any issues that arose during processing in Infor, such as the item being disapproved and requiring correction:

If late, have services begun? ☐ No ☐ Yes (if yes, please explain)

Have payments been made? ☐ No ☐ Yes (if yes, please explain)

HISTORY (see instructions):

The HOME loan was originally approved on September 13, 2022, Resolution R2022-0244.

County Council of Cuyahoga County, Ohio

Resolution No. R2025-0082

Sponsored by: Councilmember Jones	A Resolution awarding a Community Development Grant award in the amount not-to-exceed \$300,000 to JSAACC, LLC., for the creation of the Africa Town Plaza Art and Cultural Center located at the former YMCA Cedar Branch, 7515 Cedar Avenue, Cleveland, Ohio 44103; authorizing the County Executive to execute the grant agreement and all other documents consistent with this Resolution; and declaring the necessity that this Resolution become immediately effective.
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WHEREAS, JSAAC, LLC. is a limited liability company that owns the former YMCA Cedar Branch located at 7515 Cedar Avenue., Cleveland, Ohio 44103. The YMCA Cedar Branch was originally constructed in 1879, rebuilt in 1942 and contains 47,800 square feet of building space.

WHEREAS, JSAACC, LLC. desires to renovate the former YMCA Cedar Branch and create the Africa Town Plaza Art and Cultural Center by creating a mixed-use space of affordable housing, commercial space and a mixed-use cultural center.

WHEREAS, the total cost of the project is \$8,925,662; and

WHEREAS, Cuyahoga County Council desires to provide a Community Development Fund Grant in the amount of \$300,000 to JSAAC, LLC; and

WHEREAS, the project goal is to provide rehabilitation of a building in an underserved community by creating a multi-cultural center, 20 affordable housing units and 40 construction and permanent jobs; and

WHEREAS, the Cuyahoga County Community Development Fund is funded by the gross casino revenues distributed to Cuyahoga County; and

WHEREAS, the Community Development Fund has available proceeds to fund projects that better Cuyahoga County, and Council has determined the Project is an appropriate use of the County's Community Development Fund resources; and

WHEREAS, this Council by a vote of at least eight (8) members determines that it is necessary that this Resolution become immediately effective in order that critical services provided by Cuyahoga County can continue.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. The Cuyahoga County Council hereby awards a Community Development Grant in the amount not-to-exceed \$300,000 to JSAAC, LLC., funded from the Community Development Fund for the renovation of the YMCA Cedar Branch located at 7515 Cedar Avenue., Cleveland, Ohio 44103.

SECTION 2. The grant funds shall only be distributed to JSAAC, LLC., upon receipt of all other funding sources necessary to complete the renovation of the YMCA Cedar Branch located at 7515 Cedar Avenue, Cleveland, Ohio 44103, as determined by the Cuyahoga County Director of Development.

SECTION 3. That the County Executive and/or the Director of Development is authorized to execute a grant agreement and all documents consistent with said grant and this Resolution.

SECTION 4. If any specific appropriation is necessary to effectuate this award, the Director of the Office of Budget and Management is authorized to submit the requisite documentation to financial reporting to journalize this appropriation.

SECTION 5. If requested or necessary, the Agency of the Inspector General or Department of Internal Audit is authorized to investigate, audit, or review any part of this award.

SECTION 6. To the extent that any exemptions are necessary under the County Code and contracting procedures, they shall be deemed approved by the adoption of this Resolution.

SECTION 7. It is necessary that this Resolution become immediately effective for the usual daily operation of the County; the preservation of public peace, health, or safety in the County; and any additional reasons set forth in the preamble. Provided that this Resolution receives the affirmative vote of at least eight members of Council, it shall take effect and be in force immediately upon the earliest occurrence of any of the following: (1) its approval by the County Executive through signature, (2) the expiration of the time during which it may be disapproved by the County Executive under Section 3.10(6) of the Cuyahoga County Charter, or (3) its passage by at least eight members of Council after disapproval pursuant to Section 3.10(7) of the Cuyahoga County Charter. Otherwise, it shall take effect and be in force from and after the earliest period allowed by law.

SECTION 8. It is found and determined that all formal actions of this Council relating to the adoption of this Resolution were adopted in an open meeting of the

Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by seconded by , the foregoing Resolution was duly adopted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: February 25, 2025

Committee(s) Assigned: Community Development & Housing

Journal

County Council of Cuyahoga County, Ohio

Ordinance No. O2025-0001

Sponsored by: Councilmember Simon	An Ordinance amending Section 714.02(E) of the Cuyahoga County Code to prioritize municipal corporations and townships in Cuyahoga County when evaluating applications to the Cuyahoga County Community Development Supplemental Grant (“CDSG”) Program.
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WHEREAS, Chapter 714.02 of the Cuyahoga County Code establishes the County Community Development Supplemental Grant (“CDSG”) Program and sets the Community Development Fund as the Program funding source; and

WHEREAS, the Community Development Supplemental Grant Program has been subject to a high demand and has received widespread interest and praise from the County’s municipal corporations and townships; and

WHEREAS, Council desires to clarify and update the evaluation criteria for the Community Development Supplemental Grant Program in order to prioritize municipal corporations and townships.

NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COUNCIL OF CUYAHOGA COUNTY, OHIO:

SECTION 1. 714.02(E) of the Cuyahoga County Code is hereby amended to read as follows (additions are underlined, deletions are stricken):

Section 714.02 County Community Development Supplemental Grant Program

(Paragraphs A-D remain in their entirety)

E. Evaluation Criteria

1. The Department shall issue written requirements for each year’s application format, contents, and required attachments; and all documents

required by the Department must be contained within the application or attached.

2. The Department shall establish and notify local communities of each year's application deadline and other requirements regarding the application deadline. All applications must be received by the deadline as set by the Department.

3. The Department shall evaluate applications based upon factors including, but not limited to, the following:

- a. That the application meets the eligibility requirements specified in paragraph (D) of this section.
- b. That the project specified in the application may complement or otherwise enhance other projects supported through other funding sources.

4. Each Community Development Supplemental Grant award shall not exceed \$50,000.00.

5. The Department shall prioritize applications received from municipal corporations and townships within Cuyahoga County in conducting its evaluation and making its recommendation to Council.

SECTION 2. It is found and determined that all formal actions of this Council relating to the adoption of this Ordinance were adopted in an open meeting of the Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

On a motion by _____, seconded by _____, the foregoing Ordinance was duly enacted.

Yeas:

Nays:

County Council President

Date

County Executive

Date

Clerk of Council

Date

First Reading/Referred to Committee: January 14, 2025

Committee(s) Assigned: Community Development

Journal _____

_____, 20__